

# News of the Real Estate World

## OPERATORS FIGURE IN \$700,000 DEAL

Buy Flats on Central Park West; Blockfront on 170th Street Quickly Resold.

Meister Builders, Inc., purchased from William Spain 370 Central Park West and 6-8 West Ninety-seventh street, the southwest corner of Ninety-seventh street, two-story apartment, 100x200. The buildings accommodate eighty-four families and have rental of about \$116,000, and were held at \$700,000, and returned an annual rental of about \$116,000. The new owner is Louis Israelson, who is said to have negotiations pending for a resale. William Spain was the broker. The houses contain 160 suites and were purchased last week from E. M. Krulwich by Messrs. Zauderer & Kimmelman.

### Quick Resale on 170th Street.

Geo. Zauderer and Chas. B. Kimmelman have resold a blockfront of two-story houses on a plot 332x100, comprising the block front on the north side of 170th street, between Broadway and Fort Washington avenue, valued at \$700,000, and returning an annual rental of about \$116,000. The new owner is Louis Israelson, who is said to have negotiations pending for a resale. William Spain was the broker. The houses contain 160 suites and were purchased last week from E. M. Krulwich by Messrs. Zauderer & Kimmelman.

### Other Apartment Deals.

Daniel H. Jackson sold to an investing client of Alexander Langfur, attorney, the property at 100-102-104 West Sixty-first street, southwest corner of Columbus avenue, three-story apartment, 110x100. The building rents for \$40,000 and was held at \$300,000. J. K. Moore was the broker and the seller was represented by Thomas A. McGrath. Mr. Jackson acquired the property a few weeks ago from J. E. Blackburn Miller estate.

Manfred Court, a six-story elevator apartment at the northeast corner of Fort Washington avenue and 11st street, 102x208.10x irregular, has been transferred by the Real Realty Company to Edgar E. Kimmelman, subject to mortgage for \$220,100.

Tillie Lustgarten conveyed to Miriam H. Tirvakian the seven-story apartment known as Halcyon Hall at 408-414 West 180th street, 32x50.11. It carries a mortgage for \$168,750.

George Steinman, Inc., sold for the Daylight Realty Corporation 330 West 100th street, corner of Northern avenue, 100x100, a six and a half story apartment house with stores, held at \$225,000. The same brokers sold for Flora Karp 36 West 116th street, 27x100, a five-story apartment house with stores, held at \$60,000. The purchaser is an out of town investor.

J. S. Stone and J. Roberts sold for the Abels estate the Abels apartments at 200 West 148th street, southwest corner of Seventh avenue and 2150 Seventh avenue, adjoining two five-story houses, 40x100 each, with eight stores and a rent roll of \$20,000. The houses had been in the family for about sixteen years and were held at \$120,000. They have been repurchased by an operator.

Samuel Brenner sold to John P. Flannery the six-story apartment on the southwest corner of Columbus avenue and Seventy-sixth street, fronting 102.6 feet on the avenue and forty feet on the street. Spotts & Steinman were the brokers.

Fischer, Hammond & Heinrich sold the seven-story apartment house 22 East Thirty-first street, known as the Hampton Apartments, held at \$140,000. To Henry Pischel, also sold 7 East Thirty-second street, a seven-story apartment house, to Joseph H. Samuels of Mount Vernon. The property was held at \$150,000 and the five-story apartment house 102-104 Convent avenue, held at \$125,000, for Samuel Frank to Solomon Silberberg of Bayonne.

Joseph E. Day, Inc., purchased for a client, 127 East 120th street, a five-story flat, 25x106.11. The consideration was \$30,000. Joseph Schirer was the seller.

Edward A. Arnold sold for Augusta E. Cohenfeld the five-story apartment house, 25x100, at 432 West 124th street, 102-104 Convent avenue, held at \$125,000, for Samuel Frank to Solomon Silberberg of Bayonne.

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## PLAN MORE HOUSING FOR UPPER BROADWAY

Two Tall Apartment Hotels to Be Erected.

The site of the Carlton Terrace restaurant, southwest corner of Broadway and 100th street, is to be improved with a fifteen-story apartment hotel, according to an announcement made yesterday by Morris White, owner of the property. The present restaurant building, which fronts 67 feet on Broadway and has a depth of 27.3 feet along 100th street, according to Mr. White, has not been profitable since the advent of prohibition. The hotel will contain suites of from one to three rooms. Mr. White has just completed an apartment house operation on Riverside Drive at 18th street, which was financed by the Metropolitan Life Insurance Company.

It was learned yesterday that new interests are acquiring the apartment hotel site assembled by the late Joseph Zubov and associates at the northwest corner of Broadway and Seventy-seventh street, for which Mr. Zubov had started work on the foundations when his death occurred a few weeks ago. The new owners, it is said, will follow Mr. Zubov's plans and erect a fourteen-story apartment hotel on this site, which fronts 57.6 feet on Broadway and 106.8 feet on Seventy-seventh street. This operation would have involved an outlay of \$2,500,000, including the site, which was valued at \$600,000.

### SUBURBAN TRANSACTIONS.

Eugene V. Welsh sold for Miss Laura Adelaide Armstrong her house on Mount Kemble, avenue, opposite the Central Avenue Country Club, Morris-town, N. Y., to Mrs. L. W. Thyn of this city.

Harvey Crawl sold the John Eden estate, the corner of Middle New Road and Clonipat avenue, Grub Neck, L. I., to Bernard Kleinschmidt of this city. The property was held at \$50,000.

Henry Wernken of Park Rockaway purchased a dwelling on Pacific street, Cedarhurst, L. I., from Daniel S. Kenyon. The Thomas A. McWhinney Realty Company were the brokers.

Edgar A. Sharp and Joseph H. Sweeney of Patchogue have purchased from the Sag Harbor Savings Bank 225 acres of land and an 11-nineteen room residence in the village of Brookhaven, L. I., on the south side of the Beaver Dam road and having a frontage of more than half a mile on Great South Bay. The buyers will build a boulevard from the road to the bay and will cut up into acre tracts for country homes. The property was formerly owned by the John Ireland estate.

William L. Bowman sold for Richard Frankenderfer a plot, corner of 10th and Central avenues, Woodmere, L. I., to Joseph D. Morris.

### RESIDENTIAL RENTALS.

Douglas L. Gillman & Co. leased the following furnished apartments: 370 Madison avenue, fourteen rooms and five baths, to Alice L. Lindley; in 534 Madison avenue to Mrs. M. Welgall, and in 53 East Sixty-third street to Walter F. Chappell, Jr.

Butler & Baldwin, Inc., leased a furnished apartment in 145 West Fifty-fifth street for the season to Frederick J. Peters; and an unfurnished apartment in 265 West Eleventh street to Andre Polak.

Hamilton Dehn & Co. leased furnished apartment in 1949 Park avenue to Benjamin K. Gattis.

Culver & Co. rented a furnished apartment in 441 Park avenue to Mrs. Joan D. Hage for the season.

### PERSONAL AND IMPERSONAL.

A. V. Amy & Co. negotiated the lease for the Redstone Hotel Corporation of the four-story building 157 West Seventy-second street for twenty years, with renewal privileges, to Harry G. Outman, who will alter it into stores and apartments.

Benjamin B. Nurek sold for the estate of Rannie Tashman to Lester Rosenbaum, 232 East 100th street, five-story apartment house, containing suites for twenty families.

Berley & Co., Inc., sold for a client of Charles A. Rosenthal, the five and a half story apartment, 25x100, at 247 East Seventy-seventh street. The property is assessed at \$26,000.

Arnold Investing Company, Inc., Morris Rosenthal president, purchased from W. V. Reynolds 619 E. 51st street, a five-story, cold water flat with stores, 25x100, J. C. Hough & Co. were the brokers.

Canam, Voths & Floyd sold for the Central Verein of New York to a client of John Flinn 304 East Seventy-fifth street, a five-story, sixteen family apartment house, 25x100.

### BROOKLYN MARKET.

John Putnam Real Estate Company sold 1717 Seventy-ninth street, a three-story single apartment, 20x100, for Nito Fald to Nito Fald for investment.

Henry L. Kippen - Offices - leased ground floor lot in 62 Water street to the Yale Electric Company.

Shuman & Shuman, architects are preparing plans for a four-story apartment house, northwest corner Schenck street and Carroll street, on a plot, 120x100, for the King Carroll Building Corporation, to cost \$200,000.

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## BIG BRONX PLOT TO BE APARTMENT PROJECT

Estate Parts With Harrison Avenue Site.

The J. L. S. Realty Company, Joseph Silvestro president, bought from the Kountze estate the plot 100x100 irregular on the east side of Harrison avenue, about 120 feet south of Burnside avenue. The J. L. S. Realty Co. were the brokers. The buyers own a lot 25x100 adjoining on the north, and have negotiations pending for a resale of the entire plot to a builder for a six-story apartment.

Surviv Realty Corporation sold to the Cathedral Arms, Inc., the new apartment house, 104.6x131.11x irregular, at 1955-1957 Grand Concourse, northwest corner of 173rd street.

George Steinman, Inc., sold 1200 Hoe avenue, northeast corner of Home street, 109x111, a twenty-family apartment house, held at \$72,000. The purchasers were Markman Brothers.

Lowmoss Realty Company sold to Harry Silk the five-story apartment with stores at the northeast corner of Avenue St. John and 2nd street, 47x100. Harry Cahn, operator and builder, sold to Vonato Paul and Angelo D'Andellus, 1243-1245 Washington avenue, two four-story apartment dwellings, 43x140. James Trautner was the broker.

Darrell Realty Company purchased 1242 Intervale avenue, the triangular plot, about 100x100, from Grace E. Brady. The property was held at \$45,000. The purchaser was represented by Isaac Hyman.

Schwab & Co. sold for Henry Waldman the two-family tax exempt house, 1515 Nelson avenue, near Featherbed lane, 25x100.

### NEW HOUSES FOR THE BRONX.

An unusual number of plans for new flats and dwellings were filed yesterday in the Bronx. Among them were the following:

Marion av., northwest corner 10th st., 3-story tenement, 112x83.1x, Val King Corp., owners; Charles Kreymore, architect; cost \$200,000.

Clinton Park North, north side, 49.12 feet west Clinton av., 6-story tenement, 100x100, J. H. Building Co., owner; Philip Herschberg, architect; cost \$170,000.

30th Street, southwest corner 10th st., 5-story tenement, 100x100; Grant Morris Construction Company, Inc., owners; Samuel Shapiro, president; J. M. Edson, architect; cost \$150,000.

Morris av., east side, 32.93 feet south 170th st., 3-story tenement, 100x80.6; Grand Hall Building Company, owners; Louis Horowitz, president; Charles Schaefer, Jr., architect; cost \$100,000.

(19) Forty-six 2-story brick dwellings, 20x60; B. R. Construction Company, owners; Bernard R. Loebl, president; Herman A. Weinstein, architect; cost \$52,000.

Astor av., north side, from Gunther av. to William av., four 2-story frame dwellings, 32x71.8; three 2-story frame dwellings, 32x71.8; and a 2-story frame garage, 10x20x2; Five Boroughs Realty Company, owners; Edwin Gold, president; Litchfield & Rogers, architects; cost \$104,000.

### RESORTS.

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## FRED BROWN SELLS SIX MANHATTAN PARCELS

Buyers to Improve Plot on West Fortieth Street.

Frederick Brown has resold six important properties which he had acquired recently in various sections of Manhattan. The principal deal affects a large site on West Fortieth street, which will be improved with a structure presumably to house printing trades.

The Fortieth street deal affects the site at 240 to 246, measuring 118x98.9, and containing an old church and two tenements, which Mr. Brown sold to the Harlan Construction Company, represented by McLaughlin & Stern, attorneys. The buyers will immediately raise the present buildings and erect a twelve-story structure. A Goldstein was the broker in the deal.

The Lenox Theater, at the southeast corner of Lenox avenue and 111th street, 71,10x100, has been sold by Mr. Brown to the L. S. & L. R. Management Corporation, Joseph Levant president. Levant was the broker.

Theater has a seating capacity of 800, and is under lease until August, 1925. Mr. Brown recently acquired it from the Atlantic Mortgage Corporation.

To a client of L. Tannenbaum, Straus & Co. Mr. Brown resold 263 and 265 West 112d street, a six-story elevator apartment, adjoining Seventh avenue, on plot 50x100, and renting for over \$17,000 per annum. He also sold to an investing client of Hamilton Building Co., the southeast corner of Columbus avenue and Seventy-ninth avenue, a taxpayer with six stores, having a frontage of 76 feet on the avenue and 18 feet on Seventy-ninth street.

Mr. Brown resold to Frederick Plecter 34 East Thirtieth street, between Madison and Fourth avenues, a nine-story and basement business building, on plot 15x70, renting for \$47,000 per annum. Adams & Co. negotiated the sale. Mr. Brown resold to the Sheffield Farms Company 525 West 125th street, four-story building, on lot 23x100. The buyers own the adjoining property. Arthur F. Du Cret & Co. negotiated the sale.

### IN THE DWELLING MARKET.

Roland & Benjamin, Inc., sold for the Andros Realty Company 216 East Twelfth street, a four-story dwelling, 25x92. The purchaser is Barnett Koppelman, who will alter the property at the expiration of the present lease.

Edward C. H. Vogler through Walter J. Burke sold for John T. Dooling the four-story dwelling 629 West 148th street, 12x100. The buyers are S. Morrill Banner and H. E. Mitter purchased through Brown, Wheelock Harris, Vought & Co. 361 Bleeker street, a three-story store and dwelling, 17x70.

Van Vleet & Place sold for the estate of Henry B. Welcher to A. A. Goldstein the four-story house with stores at 284 West Twelfth street and 314 West Fourth street.

Arthur C. Sheridan, auctioneer, reports that he sold the estate of the late Col. Augustus C. Tyler in New London at a voluntary auction last Saturday. The property was owned by Col. Tyler, a prominent figure in the printing and allied industries.

Roland & Benjamin, Inc., sold for the Central Union Trust Company, trustees, 261 Front street, southeast corner Dover street, a four-story building, 22x76. After alterations the purchaser, Elia Borrows, president of the Pacific Bag and Burlap Company.

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